

# 359 PETITION FOR ZONING VARIANCE 85-55-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2.C.1. (301.11) to permit a side setback of 1 foot in lieu of the required 7-1/2 feet for a carport.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Auto protection from salt water exposure.
2. Large family - need some shade for outside cookouts.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A  
(Type or Print Name)

Signature: \_\_\_\_\_  
Date: 8/1/84

Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

Attorney for Petitioner: N/A  
(Type or Print Name)

Signature: \_\_\_\_\_  
Date: 8/1/84

Address: 7611 Poplar Rd.  
City and State: Dundalk, Md.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Pittsburgh Construction  
Name: \_\_\_\_\_  
Address: 6301 Reisterstown Rd.  
City and State: Baltimore, Md.  
Phone No.: 358-3700

Attorney's Telephone No.: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1984, at 10:15 o'clock A.M.

Call John  
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
DIRECTOR

July 13, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #359 (1983-1984)  
Property Owner: Alma Jordan, et al  
N/WS Poplar Road 200' S/W from centerline  
North Point Road  
Acre: 50 X 125  
District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Baltimore County highway and utility improvements are not directly involved.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 359 (1983-1984).

Very truly yours,

Gilbert E. Benson  
GILBERT E. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:FWR:es

E-MW Key Sheet  
6 SE 23 Pos. Sheet  
SE 2 P Topo  
96 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/WS Poplar Rd., 200' : OF BALTIMORE COUNTY  
SE of the Centerline  
of North Point Rd.  
(7611 Poplar Rd.),  
12th District  
ALMA JORDAN, et al, : Case No. 85-55-A  
Petitioners  
: : : : :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Alma Jordan and Kay Jordan, 7611 Poplar Rd., Dundalk, MD 21222, Petitioners; and Mr. Marvin Jones, Pittsburgh Construction, 6301 Reisterstown Rd., Baltimore, MD 21215, who requested notification.

Peter Max Zimmerman  
Peter Max Zimmerman

## BALTIMORE COUNTY

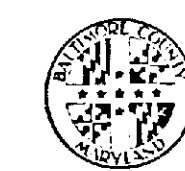
## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 345, 356, 357, 358, 359, 360, 361 ZAC-Meeting of July 3, 1984  
Location: NW/WS Poplar Road 200' S/W from c/l North Point Road  
Existing Zoning: R-1  
Proposed Zoning: R-1

Acres: \_\_\_\_\_  
District: \_\_\_\_\_

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 345, 356, 357, 358, 359, 360 and 361.

Michael S. Plankin  
Michael S. Plankin  
Traffic Engineering Assoc. II

MSF/can

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
600  
Nicholas B. Commodari  
Chairman

Ms. Alma Jordan  
7611 Poplar Road  
Baltimore, Maryland 21222

RE: Item NO. 359 - Case NO. 85-55-A  
Petitioner - Alma Jordan, et al  
Variance Petition

Dear Ms. Jordan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

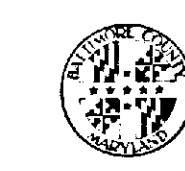
Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Pittsburgh Construction  
6301 Reisterstown Road  
Baltimore, Md. 21215



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

July 18, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Alma Jordan, et al

Location: NW/WS Poplar Road 200' S/W from c/l North Point Road

Item No.: 359 Zoning Agenda: Meeting of 7/3/84

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed and Approved: George M. McDonnell  
George M. McDonnell  
Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-0001  
NORMAN E. GENDER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- ( ) Additional comments:

Ernest G. Blos  
Ernest G. Blos  
Chief, Current Planning and Development

cc: James Hoswell







July 30, 1984

Ms. Alma Jordan, et al  
7611 Poplar Road  
Dundalk, Maryland 21222

# NOTICE OF HEARING

Re: Petition for Variance  
NW/4 Poplar Rd., 200' SW of the c/l of  
North Point Rd. (7611 Poplar Road)  
Alma Jordan, et al - Petitioners  
Case No. 85-55-A

TIME: 10:15 A.M.

DATE: Monday, August 27, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

cc: Pittsburgh Construction  
c/o Marvin Jones  
6301 Reisterstown Road  
Baltimore, Maryland 21215

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130563

DATE: 6/20/84 ACCOUNT: R-01-615-000

AMOUNT: 437.00

RECEIVED FROM: Marvin Jones

FOR: Zoning Variance

7611 Poplar Rd. Etn 359

Alma + Ray Jordan 141\*\*\*\*\*350010 8216A

VALIDATION OR SIGNATURE OF CASHIER

85-55-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
3rd day of July, 1984

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Alma Jordan, et al  
Petitioner's Attorney

Received by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## PETITION FOR VARIANCE 12th Election District

ZONING: Petition for Variance  
LOCATION: Northwest side Poplar  
Road, 200 ft. Southwest of the centerline  
of North Point Road (7611 Poplar Road)  
DATE & TIME: Monday, August 27,  
1984 at 10:15 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore  
County, by authority of the Zoning Act  
and Regulations of Baltimore County,  
will hold a public hearing:

- Petition for Variance to permit a  
side yard setback of 1 ft. in lieu of  
the required 7 1/2 ft. for a carport  
Being the property of Alma Jordan,  
et al, as shown on plat plan filed  
with the Zoning Department.

In the event that this Petition is  
granted, a building permit may be issued  
within the thirty (30) day appeal  
period. The Zoning Commissioner, will,  
however, entertain any request for a  
stay of the issuance of said permit  
during this period for good cause  
shown. Such request must be received  
in writing by the date of the hearing  
set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

August 9, 1984

THIS IS TO CERTIFY, that the annexed advertisement of  
Arnold Jablon in the matter of P.O. #57829 - Reg. #L  
53241 - PETITION FOR VARIANCE.

was inserted in The Dundalk Eagle a weekly news-  
paper published in Baltimore County, Maryland, once a week  
for one successive week before the  
10th day of August 1984; that is to say,  
the same was inserted in the issues of August 9, 1984

Kimbel Publication, Inc.

per Publisher.

By *K.C. Delke*

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12 Date of Posting: 9/12/84

Posted for: Petition for Variance

Petitioner: Alma Jordan, et al

Location of property: NW/4 Poplar Rd., 200' SW of c/l of

c/l of North Point Rd.

Location of Signs: front of property (# 7611 Poplar

Rd.)

Remarks: rear of property

Posted by: *[Signature]* Date of return: 9/17/84

Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
August 9, 1984.

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising 20.00

PETITION FOR VARIANCE  
12th Election District  
ZONING: Petition for Variance  
LOCATION: Northwest side  
Poplar Road, 200 ft. South-  
west of the centerline of  
North Point Road (7611 Pop-  
lar Road)  
DATE & TIME: Monday, Au-  
gust 27, 1984 at 10:15 A.M.  
PUBLIC HEARING: Room  
106, County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland  
The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regu-  
lations of Baltimore County,  
will hold a public hearing:  
Petition for Variance to per-  
mit a side yard setback of 1  
ft. in lieu of the required 7 1/2  
ft. for a carport  
Being the property of Alma  
Jordan, et al, as shown on  
plat plan filed with the Zon-  
ing Department.  
In the event that this Peti-  
tion is granted, a building  
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the thirty (30) day appeal pe-  
riod. The Zoning Commissioner  
will, however, entertain any  
request for a stay of the issu-  
ance of said permit during  
this period for good cause  
shown. Such request must be  
received in writing by the  
date of the hearing set above  
or made at the hearing.  
By Order Of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Aug. 9.

